

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of OI(D), CC(D) Zoning District and Establishing the  
Same as CG(D) District**

**Be it Ordained by the Durham City Council:**

**Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1500023 and Voted on June 6, 2016 to approve the Zoning Map Change described herein.**

**Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out OI(D), CC(D) and placing the same in and establishing the same as CG(D).**

**All property as follows, and to the centerlines of any adjoining public rights-of way:**

Beginning at a point located in the eastern right-of-way line of NC Highway 751, a variable width public right-of-way, said corner also referenced as being the northwest corner of the property of Real Estate Associates, Inc. as referenced by Deed Book 4651, Page 969 and Plat Book 180, Page 61 of the Durham County Registry; thence running from said beginning point along the eastern right-of-way line of NC Highway 751 N05°05'56"W a distance of 36.50 feet to a point the southwestern corner of Parcel C as referenced by Plat Book 181, Page 293 of the Durham County Registry, thence running along the southern line of Parcel C N84°54'04"E a distance of 138.67 feet to a point the southwestern corner of Parcel B, thence running along the southern line of Parcel B N84°54'04"E a distance of 24.93 feet to a point, thence continuing along the southern line of Parcel B N52°53'46"E a distance of 31.97 feet to a point, thence continuing along the southern line of Parcel B N31°13'03"E a distance of 27.85 feet to a point, thence continuing along the southern line of Parcel B along the arc of a circular curve to the right said curve having a radius of 415.00 feet a distance of 291.72 feet to a point, said arc being defined by the chord N50°58'42"E a distance of 285.75 feet, thence continuing along the southern boundary of Parcel B N71°06'58"E a distance of 54.34 feet to a point, thence running N71°06'58"E a distance of 18.03 feet to a point in the line of Hope Valley Commons, LLC as referenced by Deed Book 5443, Page 887 and Plat Book 179, Page 278 of the Durham County Registry, thence running along the western line of Hope Valley Commons, LLC S02°19'19"E a distance of 779.82 feet to an existing iron pipe in the northern line of BNP Southpoint, LLC as referenced by Deed Book 4560, Page 897 of the Durham County Registry, thence running along the northern line of BNP Southpoint, LLC N88°27'08"W a distance of 245.95 feet to an axle the southeast corner of Terrell C. & Betty S. Griffiths as referenced by Deed Book 1302, Page 14 and Plat Book 14, Page 51 of the Durham County Registry, thence running along the eastern line of Griffiths N04°14'15"W a distance of 106.48 feet to an existing iron pipe the southeastern corner of Lillian H. Duke as referenced by Deed Book 1994-E, Page 1051 and Plat Book 157, Page 115 of the Durham County Registry, thence running along the eastern line of Duke N04°21'47"W a distance of 201.91 feet to an existing iron pipe a point in the southern line of Real Estate Associates, Inc., thence continuing N04°21'47"W a distance of 51.05 feet to a point, thence continuing along the arc of a circular curve to the left said curve having a radius of

200.00 feet a distance of 104.93 feet to a point, said arc being defined by the chord N19°23'34"W a distance of 103.73 feet to a point, thence continuing along the eastern line of Real Estate Associates, Inc. N34°25'20"W a distance of 14.27 feet to a point, thence continuing along the eastern line off Real Estate Associates, Inc. N36°18'21"W a distance of 53.43 feet to a point the northeastern corner of Real Estate Associates, Inc., thence running along the northern line of Real Estate Associates, Inc. the following courses and distances: S52°53'46"W a distance of 39.72 feet to a point, S84°44'00"W a distance of 36.09 feet to a point, S84°57'00"W a distance of 106.86 feet to the POINT or PLACE OF BEGINNING containing 4.536 acres.

**Section 3. This Ordinance shall be in full force and effect from and after its passage.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**